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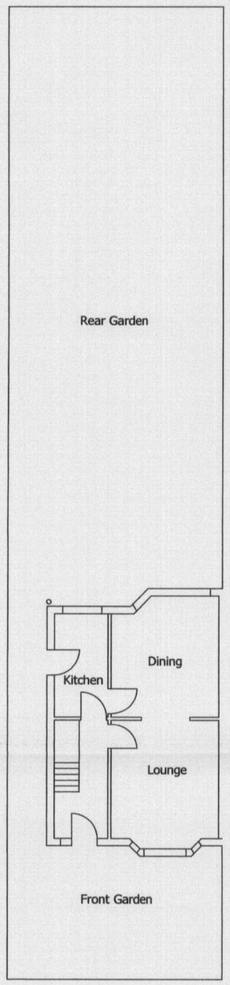
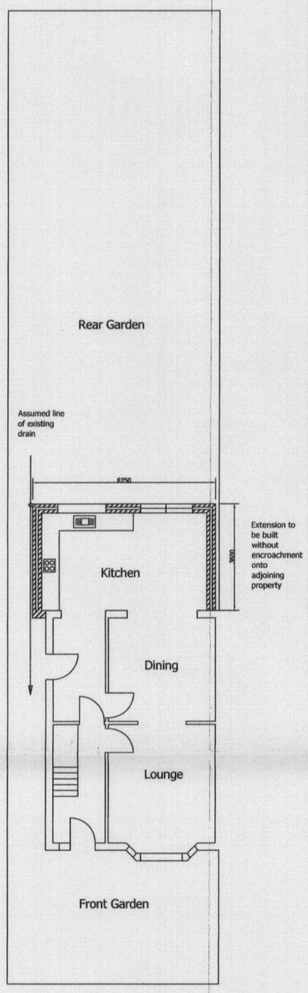
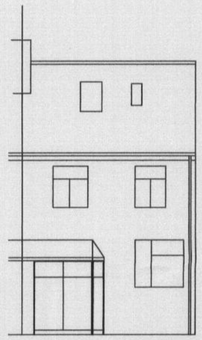


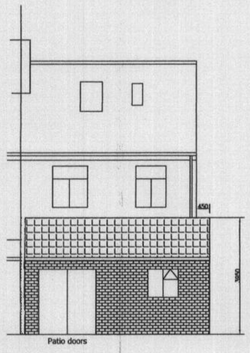
EXISTING GROUND FLOOR PLAN



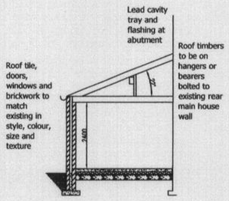
PROPOSED GROUND FLOOR PLAN



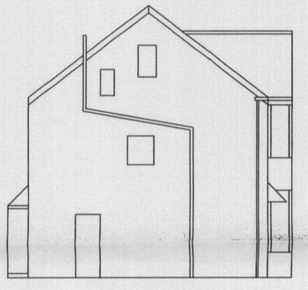
EXISTING REAR ELEVATION



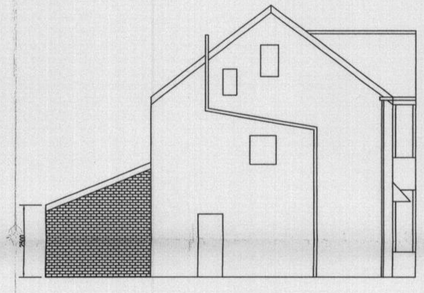
PROPOSED REAR ELEVATION



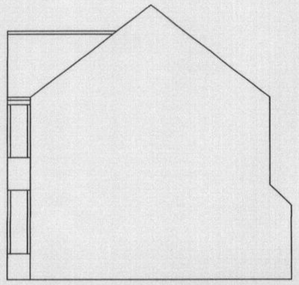
SECTION



EXISTING SIDE ELEVATION (1)



EXISTING SIDE ELEVATION (1)



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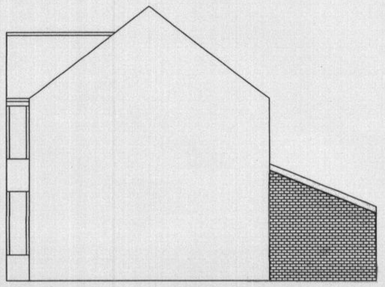

PROPOSED SIDE ELEVATION (2)

ROOF Marley Modern or equivalent tiles to match existing in profile, colour and texture with 75mm lap (roof pitch to match existing) on treated battens on approved Roofing Felt to BS 747 onto 127 x 50mm rafters at 400 c/c with 225 x 75mm purlin at mid-span and 75 x 50mm hangers. Insulation to be 270mm deep rockwool quilt insulation or other equal and approved. 12.5mm plasterboard and skim to underside of ceiling joists. Roofspace ventilation to be via proprietary eaves ventilation system (min 25mm gap) and tile vents with purpose -made eaves-fitting to ensure eaves are not blocked. Gutter to be 100mm half-round gutter with 75mm dia PVC rainwater pipe to roddable gully.

WALLS Outerskin to be 110mm approved brick facings to match existing, 85mm Dritherm insulation in cavity, inner skin to be 125mm thermalite blocks. 12mm plaster and skin to internal. Butterfly type wall ties to be fixed 900mm c/c horizontally and 450mm centres vertically. Cavity to be continuos, bonded to existing and sealed at eaves level with brick or block on edge. DPC to be 150mm above ground level, and insulated horizontal and vertical DPC to be around all openings and reveals. 30mm x 5mm galvanised MS straps to fixed to walls and structural timbers of roof at max 1800mm c/c. Weak mix concrete cavity fill in cavity wall below ground level. Lead cavity tray and flashing at abutment with main wall of house.

FLOOR 16mm asphalt or 18mm t & g flooring on 100mm thick concrete (1:3:6) on 1200guage Visqueen on 80mm thick Styrofoam insulation with 25mm upstand at perimeter on 50mm sand blinding on 150mm well compacted hardcore

FOUNDATIONS Strip foundation 600 x 150mm min concrete (1:3:6) min depth 750mm below ground level to approval of Building Control Officer

DRAINS 100mm dia PVC drains to fall 1:40 to approval of Building Control Officer. PVC approved inspection chambers to be fitted at junction with main drain.

WASTES 38mm dia PVC waste with anti vac traps to sink connected direct to gully .

LINTOLS All new structural openings to have standard catnics over, allowing a min end bearing of 150mm each end. Existing lintols having an increased load to be exposed and checked for suitability to take the increased load.

VENTILATION Opening lights to be not less than 1/20th of floor area of room served. UPVC windows and doors to have min trickle vents 8000mm sq. be SAFETY glazing to BS 6206, be FENSA approved and have K Glass. Any boiler vent to be ducted to external air 500mm clear of opening light. Mechanical fan to be ducted to external air and have extract rate of 60 litres per sec in kitchen.

FIRE All elements of structure to have 16mm fireline board and skim.

All electrical installations to comply to BS 7671, 16th Edition of IEE Regs and Part P of Building Regs by a NICEIC electrician with a test certificate forwarded to Building Control.Energy efficient lighting to be fitted. TRV valves to be fitted to radiators
All works to comply with the 'Robust Construction Details to Limit Thermal Bridging and Air Leakage'.
All dimensions to be checked by Contractor prior to commencement. The whole of the works to comply with current Building Regulations. No work to commence without Building Regulations approval.

PLANNING
ACK'D
REF/JOB
RECD - 3 JUL 2008
N
N
N
PCM ADDITION

REVISED PLAN

Date	Rev.		Initials	Date
23/6/08	1	Rear elevation amended	RA	
30/6/08	2	Side elevation amended	RA	

This drawing is subject to copyright and is not to be reproduced in part or whole without approval.
Figured dimensions take precedence over scaled measurements from the drawing. All dimensions to be checked by Contractor and discrepancies clarified with the Client prior to commencement.
The whole of the works to comply with current Building Regulations. No work to commence without Building Regulations approval.

Notes

Planning Application No. 086771/FH/2008

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Project: 29 Lytham Road, Longsight, Manchester, M19 2AT	Client: MR & MRS AHMED
Title: PROPOSED SINGLE STOREY REAR EXTENSION	Drawn: SM
	Date: June 2008
	Scale: 1:100
	Drawing Number: BSL1/RA